

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: OCTOBER 7, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

RQR-35347 – ABEYANCE ITEM - REQUIRED REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: MARIO PENA PENA - Required Review of a previously approved  
Special Use Permit (SUP-31367) FOR AN AUTO REPAIR GARAGE, MINOR WITH  
SERVICE BAY DOORS FACING THE RIGHT-OF-WAY at 1550 North Rancho Drive (APN  
139-29-112-120), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends  
DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

1

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

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**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for SUP-31367
6. Planning Department Approval Letter for SDR-33534
7. Protest Postcard
8. Submitted at Meeting – Revised Plans

Motion made by RICKI Y. BARLOW to Hold in abeyance to 10/21/2009

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

RICKI Y. BARLOW, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN  
D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-LOIS  
TARKANIAN); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

GEORGE GARCIA, 1711 Whitney Mesa Drive, appeared on behalf of the applicant. He  
appreciated COUNCILMAN BARLOW'S assistance in working on this application and in  
addressing a concern with tires being stored on site against residential property. A site plan was

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shown, and he pointed out the area to the north where an enclosure has been placed to store the tires and to be able to accommodate future expansion.

ANTHONY HODGES stated that Council has the discretion to approve or deny this request.

COUNCILMAN BARLOW thanked MR. GARCIA for working with the City and for his efforts to comply. Regarding the signage on site, the Councilman was curious as to which one would be removed. MR. GARCIA replied that the signage was on order, but he was not aware of any signs being removed. In addition, the property is only being resurfaced and not repaved.

To address the Councilman's concern regarding appropriate signage, he confirmed with MARGO WHEELER, Director of Planning and Development, that an added condition requiring a site plan within 30 days for staff to review will ensure signage that meets the Code. MR. GARCIA accepted the added condition.

COUNCILMAN BARLOW discussed with MR. GARCIA his concern with tires being stored on the property well over the height of the fence adjacent to residential. This is a fire safety hazard and is something he continues to witness as he drives by the subject site daily. MR. GARCIA suggested an additional condition prohibiting outside storage in the rear and providing an enclosed structure, similar to a trash enclosure but of concrete material.

Because of his concern for fire safety, COUNCILMAN BARLOW opted to hold the item to review the site plan in hopes of finding a more suitable solution.

MAYOR GOODMAN declared the Public Hearing closed.

